

Newfields Planning Board Meeting Minutes

May 21, 2015

Attendance: Jeff Feenstra, Selectmen's Representative Jamie Thompson, Alternate Scott Wachsmuth, Bill Meserve, Mike Price, Dave Edgerly, Alternate Keith Rowe, Town Planner Clay Mitchell and Mike Todd. Absent from the meeting was John Hayden.

Vernon Family Farm-Site Plan Review-Map 211 Lot 14-301 Piscassic Rd

It was discovered that an abutter was not noticed and the hearing cannot be held until next month after re-notification of all abutters.

Stratham Tire-Denise Littlefield-Map 201 Lot 16.1

Mike Todd recused himself from the Board.

Denise Littlefield was in attendance and requested reconsideration of the sign for Stratham Tire. She would like to be allowed to put up an additional sign for Stratham Tire which would be externally lit. The existing sign is difficult to see.

Clay said the property has multiple lots and each lot is entitled to 40 square feet of signage. There was an agreement that the pylon would share several different signs as the lots are developed. It is up to the Board to allow the additional sign. The sign would have to be removed when the other lots are developed and the signage exceeds the total allowed or the owner would need to go to the ZBA.

Mike Price clarified that the Board would be allowing more than one sign for the business with a total of 70 square feet. The next sign would have to be 10 square feet. Ms. Littlefield is looking to use the other lots square footage for signage.

A motion was made by Bill Meserve and seconded by Mike Price to allow the extra sign with the condition that if another lot is developed they will revert back to the original 40 square feet. All were in favor and the motion carried.

Clay will draft a letter.

Keith & Diana Rowe-Conservation Subdivision-Continued Hearing

Alternate Keith Rowe recused himself from the Board.

Chris Albert from Jones and Beach presented an updated plan. Note#17 has been added as required by the Board and it states, "Open Space in Accordance with NH RSA 674:21-a". A draft of the common driveway easement language was submitted. The State Subdivision Approval from DES has been granted and submitted. NHDOT approval has been granted and is awaiting signature by George Gubitose at District 6 (email submitted).

Comments are included for the conditional use permit which explains why the conservation subdivision makes sense. There is no internal public road. The 4k reserve area is shown for the existing home.

Bill Meserve mentioned that there is conservation land nearby and the comments should be changed to reflect it.

A motion was made by Mike Todd and seconded by Bill Meserve to grant the conditional use permit pending the signed approval from DOT. All were in favor and the motion carried.

A motion was made by Mike Todd and seconded by Dave Edgerly to authorize the Chairman Jeff Feenstra to sign the plan when complete. All were in favor and the motion carried.

Water Tower-Lot Line Adjustment-Map 102 Lot 7

Chris Albert presented the plan and is hoping to get the mylar signed this evening. In order to receive grant money the lot line adjustment needs to be completed by June 1, 2015. The Water and Sewer Department is purchasing land from John Chick Jr for the construction of the new water tower and using land of the Hayward's to access the site.

Chris said there was an issue with the description of the boundary line between Hayward's and Chick's being described differently in each deed. The initial boundary line went through the corner of the lot and the deed description could be incorrect. A boundary line agreement will be added to the plan.

A motion was made by Mike Todd and seconded by Bill Meserve to accept jurisdiction of the plan. All were in favor and the motion carried.

Ray Buxton stated construction of the new water tower will begin June 1, 2015.

A motion was made by Bill Meserve and seconded by Mike Todd to approve the plan. All were in favor and the motion carried. The Board signed the plan. Ray will get the plan recorded at the Registry of Deeds.

Rockingham Planning Commission

A motion was made by Mike Todd and seconded by Jeff Feenstra to nominate and re-appoint Bill Meserve as a representative of the Town to the RPC. All were in favor and the motion carried.

Squamscott Vineyards-Meserve/Elliott

Building Inspector Larry Shaw has asked that the Board sign the site plan for Bill Meserve and Bob Elliott. Clay commented that we don't have to record the plan but it should be signed. Bill will prepare an updated plan for signatures. A motion was made by Mike Todd and seconded by Jamie to allow Clay to review the final site plan and allow Chairman Feenstra to sign it. All were in favor and the motion carried.

Watershed Integration for the Squamscott-Exeter

Bill Meserve talked about the WISE project. The Selectmen sent a letter expressing interest in

participating in the second phase of WISE. Newfields will receive credit for participating in the project to determine the most effective means of meeting water quality goals.

A motion was made by Mike Todd and seconded by Mike Price to approve the April minutes. All were in favor and the motion carried.

Rules and Procedures

A motion was made by Mike Todd and seconded by Jeff Feenstra to adopt the provisions in the rules and procedures. All were in favor and the motion carried.

Scott did some research and found a portion of the access management ordinance missing from our current zoning book. **He commented on the Access Management Ordinance, regarding driveway access onto State Highways. He pointed out RSA 249:17 has been superseded by RSA 236.13 and that Paragraph V grants powers to the planning board. In his opinion, requiring a local access permit, as per 14.7.8 the town would be able to enforce other provisions listed in the Access Management Ordinance, such as eliminating all pre-existing non-conforming driveways.**

RSA 236:13, Paragraph V: The same powers concerning highways under their jurisdiction as are conferred upon the commissioner of transportation by paragraphs I, II, III, and IV shall be conferred upon the planning board or governing body in cities and towns in which the planning board or governing body has been granted the power to regulate the grading and improvement of streets within a subdivision as provided in RSA 674:35, and they shall adopt such regulations as are necessary to carry out the provisions of this section. Such regulations may delegate administrative duties, including actual issuance of permits, to a highway agent, board of selectmen, or other qualified official or body. Such regulations, or any permit issued under them, may contain provisions governing the breach, removal, and reconstruction of stone walls or fences within, or at the boundary of, the public right of way, and any landowner or landowner's agent altering a boundary in accordance with such provisions shall be deemed to be acting under a mutual agreement with the city or town pursuant to RSA 472:6, II(a).

Clay discussed the Access Management Ordinance which should have been adopted as a regulation so the Board has the ability to grant waivers. The Board adopts regulations. He recommends access management be removed from the ordinances and added to the site plan regulations. We can look at this next year.

Clay commented that once the State grants access onto a State road it is a done deal and cannot be stopped.

The meeting adjourned at 8:15pm. The next meeting will be Thursday June 18, 2015 at 7pm at the Newfields Town Hall.

Respectfully submitted,

Sue McKinnon